

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JULY 26, 2006**

UNAPPROVED
SEPTEMBER 11, 2006

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Frank A. de la Fe, Hunter Mill District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
James R. Hart, Commissioner At-Large
Ronald W. Koch, Sully District
Kenneth A. Lawrence, Providence District
Rodney L. Lusk, Lee District
Peter F. Murphy, Jr., Springfield District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Nancy Hopkins, Dranesville District

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The meeting was called to order at 8:20 p.m. by Chairman Peter F. Murphy, Jr., in the Board Auditorium of the Fairfax County Government Center at 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

Commissioner Alcorn announced that the Transit-Oriented Development Committee had met tonight and had received a presentation from Nat Bottigheimer, Director, Planning and Project Development, Washington Metropolitan Area Transit Authority (WMATA).

Commissioner Alcorn noted that the Committee would meet again tomorrow night, Thursday, July 27, 2006 to receive a presentation Mariia Zimmerman, Center for TOD/Reconnecting America. He also noted that the Committee was scheduled to meet on August 2, 2006, at 7:00 p.m., in Conference Rooms 4/5 of the Government Center, and on September 7, 2006, at 7:30 p.m., at the Lee District Government Center, 6121 Franconia Road, Alexandria. He said both of these meetings would be citizen panel discussions.

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Chairman Murphy congratulated Commissioner Lusk on his recent ascent to Mount Kilimanjaro in Africa. Commissioner Lusk commented that he would be taking no more ventures to mountainous areas any time in the near future.

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FS-S06-34 – FIBERTOWER CORPORATION, 6199 Arrington Lane

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FS-S06-34.

Commissioner Byers seconded the motion carried unanimously with Commissioner Wilson not present for the vote; Commissioner Hopkins absent from the meeting.)

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FS-Y06-32 – FIBERTOWER CORPORATION, 2750 TOWERVIEW ROAD

Chairman Murphy MOVED APPROVAL OF THE CONSENT AGENDA, FS-Y06-32, WITHOUT OBJECTION.

The motion carried unanimously with Commissioner Wilson not present for the vote; Commissioner Hopkins absent from the meeting.

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ORDER OF THE AGENDA

Chairman Murphy announced that tonight's agenda consisted of the scheduled markup session to make recommendations on proposed revisions to the Adopted Comprehensive Plan in the Mount Vernon, Braddock, Springfield, Mason, and Lee Districts.

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AREA PLANS REVIEW MARKUP SESSION – MOUNT VERNON, BRADDOCK, SPRINGFIELD, MASON, AND LEE DISTRICTS -

The Planning Commission will make its recommendations on proposed revisions to the Adopted Comprehensive Plan for Fairfax County in the Mount Vernon, Braddock, Springfield, Mason, and Lee Districts, in accordance with the *Code of Virginia*, Title 15.1, Chapter 11.

Chairman Murphy explained the following procedures would be in effect for the markup session: the District Commissioner would move to recommend approval as proposed, or of the staff alternative, Task Force alternative, Planning Commissioner alternative, or any combination thereof, or denial of each item and if an objection was not expressed, it would be SO ORDERED and no vote would be taken. However, he noted that a vote would be taken if any objection was expressed.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RESOLVE ITSELF INTO A "COMMITTEE OF THE WHOLE" FOR THE PURPOSE OF MAKING RECOMMENDATIONS ON PENDING AREA PLANS REVIEW NOMINATIONS IN THE MOUNT VERNON, BRADDOCK, SPRINGFIELD, MASON, AND LEE DISTRICTS.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioner Hopkins absent from the meeting.

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AREA PLANS REVIEW MARKUP – MOUNT VERNON DISTRICT

(The public hearings on these items were held on June 21, 2006. A complete verbatim transcript of the decisions made this evening is in the date file.)

APR-05-III-2P

Commissioner Byers MOVED THAT THE PLANNING COMMISSION DENY APR-05-III-2P AND RETAIN THE CURRENT COMPREHENSIVE PLAN, AS RECOMMENDED BY THE TASK FORCE AND STAFF.

The motion carried by a vote of 10-1 with Commissioner Wilson opposed; Commissioner Hopkins absent from the meeting.

APR-05-III-14P

Commissioner Byers MOVED THAT THE PLANNING COMMISSION DENY APR-05-III-14P AND RETAIN THE CURRENT COMPREHENSIVE PLAN, AS RECOMMENDED BY THE TASK FORCE AND STAFF.

APR-05-IV-4LP and APR-05-IV-35MV

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE TASK FORCE AND STAFF ALTERNATIVE FOR APR-05-IV-4LP.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF APR-05-IV-35MV. THE RECOMMENDED TEXT IS FOUND IN ATTACHMENT 1 OF THE HANDOUT DATED JULY 26, 2006.

APR-05-IV-5MV

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A RESIDENTIAL USE AT A DENSITY OF FOUR TO FIVE DWELLING UNITS PER ACRE.

APR-05-IV-7MV

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE TASK FORCE AND STAFF ALTERNATIVE, AS FOUND IN THE HANDOUT DATED JULY 26, 2006.

APR-05-IV-8MV

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE TASK FORCE AND STAFF ALTERNATIVE, WITH MODIFICATIONS FOUND IN THE HANDOUT ENTITLED "ATTACHMENT II" DATED JULY 26, 2006.

APR-05-IV-15MV

Commissioner Byers MOVED THAT THE PLANNING COMMISSION DENY APR-05-IV-15MV AND RETAIN THE CURRENT COMPREHENSIVE PLAN, AS RECOMMENDED BY THE TASK FORCE AND STAFF.

APR-05-IV-25MV

Commissioner Byers MOVED THAT THE PLANNING COMMISSION DENY APR-05-IV-25MV AND RETAIN THE CURRENT COMPREHENSIVE PLAN, AS RECOMMENDED BY THE TASK FORCE AND STAFF.

APR-05-IV-26MV, 05-IV-27MV & 05-IV-31MV

Commissioner Byers MOVED THAT THE PLANNING COMMISSION DEFER THE DECISIONS ON APR-05-IV-26MV, APR-05-IV-27MV, and APR-05-IV-31MV UNTIL ADDITIONAL ANALYSIS IS OBTAINED.

APR-05-IV-34MV

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF APR-05-IV-34MV, AS RECOMMENDED BY THE TASK FORCE AND STAFF.

APR-05-CW-1ED

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF APR-05-CW-1ED, AS RECOMMENDED BY THE TASK FORCE AND STAFF AND SHOWN IN ATTACHMENT III OF THE HANDOUT DATED JULY 26, 2006.

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AREA PLANS REVIEW MARKUP – BRADDOCK DISTRICT

(The public hearings on these items were held on June 22, 2006. A complete verbatim transcript of the decisions made this evening is in the date file.)

APR-05-I-12A

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION DENY APR-05-I-12A AND RETAIN THE CURRENT COMPREHENSIVE PLAN.

APR-05-I-15A

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF APR-05-I-15A, AS SUBMITTED BY STAFF IN ATTACHMENT I DATED JULY 26, 2006.

APR-05-I-13A

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE LANGUAGE CONTAINED IN THE HANDOUT.

APR-05-I-14A

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE TASK FORCE ALTERNATIVE FOUND ON PAGE 4 OF THE TASK FORCE REPORT DATED JUNE 22, 2006, AND AMENDED AS FOLLOWS:

SENTENCE 8, "LINE OF SITE" SHOULD BE CHANGED TO "LINE OF SIGHT"
AND ADD NEW RECOMMENDATION NUMBER 4.

APR-05-II-1F

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ON APR-05-II-1F TO A DATE CERTAIN OF JULY 27, 2006.

APR-05-II-2F

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE TASK FORCE ALTERNATIVE FOUND ON PAGE 9 OF THE TASK FORCE REPORT DATED JUNE 22, 2006, AND AMENDED AS SHOWN IN THE HANDOUT DATED JULY 26, 2006.

APR-05-III-4P

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF APR-05-III-4P, AS SUBMITTED BY STAFF AND FOUND ON PAGE 123 OF THE STAFF REPORT.

APR-05-III-5P

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE TASK FORCE ALTERNATIVE FOUND ON PAGE 13 OF THE TASK FORCE REPORT DATED JUNE 22, 2006.

APR-05-III-6P

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE STAFF ALTERNATIVE, AS SHOWN ON PAGE 149 OF THE STAFF REPORT AND TO ADD A NEW LAND USE RECOMMENDATION NUMBER 12 ON PAGE 68 IN FIGURE 33.

APR-05-III-7P

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE STAFF ALTERNATIVE, AS SHOWN ON PAGES 160 AND 161 OF THE STAFF REPORT.

APR-05-III-8P

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE STAFF ALTERNATIVE, AS SHOWN ON PAGES 174 AND 175 OF THE STAFF REPORT.

APR-05-III-10P

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE TASK FORCE ALTERNATIVE, AS SHOWN ON PAGE 23 OF THE TASK FORCE REPORT DATED JUNE 22, 2006.

APR-05-III-12P

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE TASK FORCE ALTERNATIVE, AS SHOWN ON PAGE 27 OF THE TASK FORCE REPORT.

APR-05-III-9P

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE TASK FORCE ALTERNATIVE, AS SHOWN ON PAGE 21 OF THE TASK FORCE REPORT DATED JUNE 22, 2006.

APR-05-III-11P

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE TASK FORCE ALTERNATIVE, AS SHOWN ON PAGE 25 OF THE TASK FORCE REPORT DATED JUNE 22, 2006.

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The following six nominations were in the Springfield District; therefore, Chairman Murphy relinquished the Chair to Vice Chairman Byers.

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AREA PLANS REVIEW MARKUP – SPRINGFIELD DISTRICT

(The public hearings on these items were held on June 22, 2006. A complete verbatim transcript of the decisions made this evening is in the date file.)

APR-05-III-1BR

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE STAFF ALTERNATIVE FOUND ON PAGES 7 AND 8 OF THE STAFF REPORT AND AS SHOWN IN THE HANDOUT DATED JULY 26, 2006.

APR-05-III-2BR

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION DENY APR-05-III-2BR AND RETAIN THE CURRENT COMPREHENSIVE PLAN.

APR-05-III-1FC

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ON APR-05-III-1FC UNTIL A DATE CERTAIN OF SEPTEMBER 14, 2006.

APR-05-III-2FC

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION DENY APR-05-III-2FC AND RETAIN THE CURRENT COMPREHENSIVE PLAN.

APR-05-III-3FC

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ON APR-05-III-3FC UNTIL A DATE CERTAIN OF SEPTEMBER 14, 2006.

APR 05-III-1P

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE PLANNING COMMISSION ALTERNATIVE, WHICH REFLECTS THE STAFF ALTERNATIVE WITH A SLIGHT MODIFICATION AS OUTLINED IN THE HANDOUT DATED JULY 26, 2006.

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At the conclusion of this decision, Chairman Murphy resumed the Chair.

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AREA PLANS REVIEW MARKUP – MASON DISTRICT

(The public hearings on these items were held on June 28, 2006. A complete verbatim transcript of the decisions made this evening is in the date file.)

APR-05-I-1A

Commissioner Hall MOVED THAT THE PLANNING COMMISSION DENY APR-05-I-1A AND RETAIN THE CURRENT COMPREHENSIVE PLAN.

The motion carried unanimously with Commissioner Byers not present for the vote; Commissioner Hopkins absent from the meeting.

APR-05-I-4A

Commissioner Hall MOVED THAT THE PLANNING COMMISSION DENY APR-05-I-4A AND RETAIN THE CURRENT COMPREHENSIVE PLAN.

The motion carried unanimously with Commissioner Byers not present for the vote; Commissioner Hopkins absent from the meeting.

APR-05-I-5A

Commissioner Hall MOVED THAT THE PLANNING COMMISSION MODIFY THE STAFF AND TASK FORCE LANGUAGE TO INCREASE THE FLOOR AREA RATIO FROM 0.35 TO 0.40 AND REDUCE THE BUFFER FROM 35 FEET TO 25 FEET.

The motion carried unanimously with Commissioner Byers not present for the vote; Commissioner Hopkins absent from the meeting.

APR-05-I-7A

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF APR-05-I-7A, WITH THE NOMINATOR'S PLAN TEXT FOUND ON PAGE 79 OF THE STAFF REPORT AND WITH MODIFICATIONS SHOWN IN THE HANDOUT DATED JULY 26, 2006.

Commissioner Wilson MOVED (A SUBSTITUTE MOTION) THAT THE DECISIONS ON APR-05-I-7A, APR-05-I-10A, AND APR-05-I-17A BE DEFERRED TO A DATE CERTAIN OF OCTOBER 26, 2006 FOR A UNIFICATION OF ALL OF THE CONDITIONS AND GUIDANCE FOR THESE NOMINATIONS.

Commissioner Hart seconded the substitute motion to defer which failed by a vote of 4-6 with Commissioners Hart, Koch, Wilson, and Lawrence in favor and Commissioners de le Fe, Alcorn, Harsel, Hall, Lusk, and Murphy opposed; Commissioners Byers not present for the vote; and Commissioner Hopkins absent from the meeting; the initial motion to approve prevailed.

APR-05-I-8A

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE STAFF ALTERNATIVE, AS FOUND ON PAGES 93 THROUGH 95 OF THE STAFF REPORT. THIS ALTERNATIVE MODIFIES THE NOMINATION BY ADDING PLAN GUIDANCE TO ENCOURAGE LOGICAL PARCEL CONSOLIDATION OR COORDINATED DEVELOPMENT.

The motion carried unanimously with Commissioner Byers not present for the vote; Commissioner Hopkins absent from the meeting.

APR-05-I-10A

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE TASK FORCE ALTERNATIVE, WITH MODIFICATIONS SHOWN IN THE HANDOUT DATED JULY 26, 2006.

Commissioner Hart MOVED (A SUBSTITUTE MOTION) THAT THE DECISION ON APR-05-I-10A BE DEFERRED TO A DATE CERTAIN OF OCTOBER 26, 2006.

Commissioner Wilson seconded the substitute motion which failed by a vote of 5-5 with Commissioners Hart, Harsel, Koch, Wilson, and Lawrence in favor; Commissioners de la Fe, Hall, Lusk, Murphy, and Alcorn opposed; Commissioner Byers not present for the vote; Commissioner Hopkins absent from the meeting; the main motion to approve prevailed.

APR-05-I-11A

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF APR-05-I-11A, AS SHOWN ON PAGES 147 AND 148 OF THE STAFF REPORT WITH MODIFICATIONS SHOWN IN THE HANDOUT DATED JULY 26, 2006. THE MODIFICATIONS TO DELETE THE TEXT APPLIES TO SUBUNIT A-2, WHICH WAS ADDRESSED BY THE MOTION FOR APR-05-I-10A.

The motion carried unanimously with Commissioner Byers not present for the vote; Commissioner Hopkins absent from the meeting.

APR-05-I-17A

Commissioner Hall MOVED THAT THE DECISION ON APR-05-I-17A BE DEFERRED TO A DATE CERTAIN OF OCTOBER 26, 2006, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

The motion carried unanimously with Commissioners Byers not present for the vote; Commissioner Hopkins absent from the meeting.

APR-05-I-19A

Commissioner Hall MOVED THAT THE PLANNING COMMISSION DENY APR-05-I-19A AND RETAIN THE CURRENT COMPREHENSIVE PLAN.

The motion carried unanimously with Commissioner Byers not present for the vote; Commissioner Hopkins absent from the meeting.

APR-05-I-20A & APR-05-I-21A

Commissioner Hall MOVED THAT THE PLANNING COMMISSION DEFER THE DECISIONS ON APR-05-I-20A AND APR-05-I-21A TO A DATE CERTAIN OF SEPTEMBER 20, 2006 TO ALLOW HER TIME TO MEET WITH THE COMMUNITY HOMEOWNERS TO DISCUSS THE FUTURE OF THE SUBJECT PROPERTY.

The motion carried unanimously with Commissioner Byers not present for the vote; Commissioner Hopkins absent from the meeting.

APR-05-I-1B & 05-I-12B

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE STAFF ALTERNATIVE, WITH MODIFICATIONS THAT ADDRESS COMMUNITY ISSUES, INCLUDING THE

LANDSCAPE BUFFERS, STORMWATER MANAGEMENT, AND TRAFFIC CIRCULATION. THIS PLAN TEXT IS SHOWN IN THE HANDOUT DATED JULY 26, 2006.

The motion carried unanimously with Commissioner Byers not present for the vote; Commissioner Hopkins absent from the meeting.

APR-05-I-2B & 05-I-10B

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE PLAN TEXT, AS SUPPORTED BY THE TASK FORCE, WITH THE MODIFICATIONS ADDRESSING IMPROVED CIRCULATION IN THIS AREA. THE PLAN TEXT IS SHOWN IN ATTACHMENT I OF THE HANDOUT DATED JULY 26, 2006.

The motion carried unanimously with Commissioner Byers not present for the vote; Commissioner Hopkins absent from the meeting.

APR-05-I-5B

Commissioner Hall MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ON APR-05-I-5B UNTIL AN EVALUATION OF THE BAILEYS CROSSROADS AREA IS COMPLETED.

The motion carried unanimously with Commissioner Byers not present for the vote; Commissioner Hopkins absent from the meeting.

APR-05-I-6B

Commissioner Hall MOVED THAT THE PLANNING COMMISSION DENY APR-05-I-6B AND RETAIN THE CURRENT COMPREHENSIVE PLAN.

The motion carried unanimously with Commissioner Byers not present for the vote; Commissioner Hopkins absent from the meeting.

APR-05-I-9B

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF APR-05-I-9B, WITH MODIFICATIONS SHOWN IN THE HANDOUT DATED JULY 26, 2006.

The motion carried unanimously with Commissioner Byers not present for the vote; Commissioner Hopkins absent from the meeting.

APR-05-I-13B

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE TASK FORCE RECOMMENDATIONS, WITH MODIFICATIONS SHOWN IN THE HANDOUT DATED JULY 26, 2006.

The motion carried unanimously with Commissioner Byers not present for the vote; Commissioner Hopkins absent from the meeting.

APR-05-I-1J

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE TASK FORCE ALTERNATIVE THAT ADDS "VEHICLE SALE, RENTAL, AND SERVICE ESTABLISHMENT USES," AS SHOWN IN THE HANDOUT DATED JULY 26, 2006.

The motion carried unanimously with Commissioner Byers not present for the vote; Commissioner Hopkins absent from the meeting.

APR-05-I-2J

Commissioner Hall MOVED THAT THE PLANNING COMMISSION DENY APR-05-I-2J AND RETAIN THE CURRENT COMPREHENSIVE PLAN.

The motion carried unanimously with Commissioner Byers not present for the vote; Commissioner Hopkins absent from the meeting.

APR-05-I-1L

Commissioner Hall MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ON APR-05-I-1L TO A DATE CERTAIN OF JULY 27, 2006 TO ALLOW ADDITIONAL TIME TO EVALUATE THE PROPOSAL PRESENTED AT THE PLANNING COMMISSION PUBLIC HEARING AND TO ENSURE THAT THE CEMETERY IS ADEQUATELY PROTECTED.

The motion carried unanimously with Commissioner Byers not present for the vote; Commissioner Hopkins absent from the meeting.

APR-05-I-3L

Commissioner Hall MOVED THAT THE PLANNING COMMISSION DENY APR-05-I-3L AND RETAIN THE CURRENT COMPREHENSIVE PLAN.

The motion carried unanimously with Commissioner Byers not present for the vote; Commissioner Hopkins absent from the meeting.

APR-05-I-10A

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE TASK FORCE ALTERNATIVE, WITH MODIFICATIONS SHOWN IN THE HANDOUT DATED JULY 26, 2006.

Commissioner Hart MOVED THAT THE DECISION ON APR-05-I-10A BE DEFERRED TO A DATE CERTAIN OF OCTOBER 26, 2006.

Commissioner Wilson seconded the motion which failed by a vote of 5-5 with Commissioners Hart, Harsel, Koch, Wilson, and Lawrence in favor; Commissioners de la Fe, Hall, Lusk, Murphy, and Alcorn opposed; Commissioner Byers not present for the vote; Commissioner Hopkins absent from the meeting; main motion to approve prevailed.

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AREA PLANS REVIEW MARKUP – LEE DISTRICT

(The public hearings on these items were held on June 29, 2006. A complete verbatim transcript of the decisions made this evening is in the date file.)

APR-05-IV-22MV

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION DENY APR-05-IV-22MV AND RETAIN THE CURRENT COMPREHENSIVE PLAN, AS RECOMMENDED BY THE TASK FORCE AND STAFF.

The motion carried unanimously with Commissioner Byers not present for the vote; Commissioner Hopkins absent from the meeting.

APR-05-IV-24MV

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF AN ALTERNATIVE THAT WOULD MODIFY THE MIXED-USE OPTION UNDER THE CURRENT PLAN BY ADDING PLAN GUIDANCE THAT ENCOURAGES WORK FORCE HOUSING.

The motion carried unanimously with Commissioner Byers not present for the vote; Commissioner Hopkins absent from the meeting.

APR-05-IV-2RH

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION DENY APR-05-IV-2RH AND RETAIN THE CURRENT COMPREHENSIVE PLAN, AS RECOMMENDED BY THE TASK FORCE AND STAFF.

The motion carried unanimously with Commissioner Byers not present for the vote; Commissioner Hopkins absent from the meeting.

APR-05-IV-4RH

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION DENY APR-05-IV-4RH AND RETAIN THE CURRENT COMPREHENSIVE PLAN, AS RECOMMENDED BY THE TASK FORCE AND STAFF.

The motion carried unanimously with Commissioner Byers not present for the vote; Commissioner Hopkins absent from the meeting.

APR-05-IV-5RH

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION DENY APR-05-IV-5RH AND RETAIN THE CURRENT COMPREHENSIVE PLAN, AS RECOMMENDED BY THE TASK FORCE AND STAFF.

The motion carried unanimously with Commissioner Byers not present for the vote; Commissioner Hopkins absent from the meeting.

APR-05-IV-6RH

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION DENY APR-05-IV-6RH AND RETAIN THE CURRENT COMPREHENSIVE PLAN, AS RECOMMENDED BY STAFF AND THE TASK FORCE.

The motion carried unanimously with Commissioner Byers not present for the vote; Commissioner Hopkins absent from the meeting.

APR-05-IV-1S

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION DENY APR-05-IV-1S AND RETAIN THE CURRENT COMPREHENSIVE PLAN, AS RECOMMENDED BY THE TASK FORCE AND STAFF.

The motion carried unanimously with Commissioner Byers not present for the vote; Commissioner Hopkins absent from the meeting.

APR-05-IV-2S

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE TASK FORCE AND STAFF ALTERNATIVE TO RE-PLAN THE PARCEL BY ADDING AN OPTION THAT WOULD ALLOW RETAIL AND OFFICE USES UP TO A 0.25 FLOOR AREA RATIO.

The motion carried unanimously with Commissioner Byers not present for the vote; Commissioner Hopkins absent from the meeting.

APR-05-IV-3S

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE TASK FORCE ALTERNATIVE TO RE-PLAN THE AREA TO ALLOW 13 SINGLE-FAMILY ATTACHED RESIDENTIAL UNITS AT A DENSITY OF FOUR TO FIVE DWELLING UNITS PER ACRE, WITH CONDITIONS REGARDING INTEGRATION WITH THE HAWTHORNE COMMUNITY, THE PLACEMENT OF A MASONRY WALL BETWEEN THE INDUSTRIAL USES AND THE RESIDENTIAL SECTION, PROVISION OF OPEN SPACE, AND PROHIBITION OF OUTDOOR STORAGE.

The motion carried unanimously with Commissioner Byers not present for the vote; Commissioner Hopkins absent from the meeting.

APR-05-IV-11S

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFIED TASK FORCE ALTERNATIVE TO RE-PLAN THE AREA FROM RETAIL AND OTHER USES UP TO A 0.25 FLOOR AREA RATIO (FAR) TO A HOTEL USE WITH SUPPORTING RETAIL USE UP TO A 0.75 FAR WITH CONDITIONS.

The motion carried unanimously with Commissioner Byers not present for the vote; Commissioner Hopkins absent from the meeting.

APR-05-CW-2ED

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE TASK FORCE AND STAFF RECOMMENDATION, AS SHOWN IN THE ATTACHMENT TO THE HANDOUT DATED JULY 26, 2006.

The motion carried unanimously with Commissioner Byers not present for the vote;
Commissioner Hopkins absent from the meeting.

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Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RATIFY ALL
MOTIONS MADE THIS EVENING ON THE PENDING APR NOMINATIONS IN THE
MOUNT VERNON, BRADDOCK, SPRINGFIELD, MASON, AND LEE DISTRICTS.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioner
Hopkins absent from the meeting.

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The meeting was adjourned at 11:01 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office,
12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Meeting attended by: Linda B. Rodeffer

Minutes by: Kara A. DeArrastia

Approved on: _____

Linda B. Rodeffer, Clerk to the
Fairfax County Planning Commission